

## NEIGHBORHOOD IMPROVEMENT

### ISSUES

The Neighborhood Improvement section consists of four major components: Storm Water Control, Streetlights, Neighborhood Improvement Program and Sidewalk and Trails. Issues related to each of these are discussed in the following.

#### **Storm Water Control**

The Storm Water Control program provides facilities to alleviate storm water control deficiencies which exist throughout the County, and provide for water quality improvements in accordance with the State's Chesapeake Bay initiatives, Clean Water Act's National Pollutant Discharge Elimination System's Stormwater Discharge Permit regulations, and other County policies such as the Water Supply Protection Overlay District.

In order to implement the Storm Water Control program, the County follows adopted comprehensive master plans for storm water control and regional storm water management. However, upgrading these master plans to reflect the changes in technology, infrastructure, development, and stream dynamics remains a critical necessity. It is noted that the Board of Supervisors did appropriate \$500,000 during the FY 1998 Carryover Budget Review for the preparation of a Stream Protection Strategy Study for the County. The baseline study was completed in January 2001. The stream strategies are based upon assessment of aquatic life and stream channel habitat indicators. consisted of stream monitoring and assessment of approximately 125 sites Countywide within 30 watersheds. The study included the collection of benthic macro invertebrate samples, fish sampling and habitat assessment. The results of the field assessment along with an impervious cover analysis was used to identify, rank and prioritize those areas that are most of need of attention. Broad management categories and strategies were identified for the restoration and/or preservation of streams Countywide. Staff worked with citizens volunteer organizations as an integral part of the monitoring program. Coordination with stakeholder organizations is ongoing. Stream

monitoring continues for 20% to 25% of the County on an annual basis as part of the Stream Protection Strategy program.

In January 2002, the Department of Environmental Quality renewed the County's 5-year Municipal Separate Storm Sewer System Permit (MS-4). This permit requires the implementation of a watershed management program, including development of watershed plans, structural and source controls, stormwater retrofitting, infrastructure management, public education, and chemical/biological monitoring components. In conjunction with this MS-4 permit, development of stormwater management plans and for approximately 25% of the County is currently being initiated, as well as physical stream assessments for 100% of the County.

As a means of implementing the County's storm water control plans various funding mechanisms have been utilized. Storm drainage bond referenda were approved by voters in 1971, 1980, 1984, and 1988. However, an additional referendum for drainage was defeated in 1990. In addition, General Fund allocations for drainage improvements were reduced in the early 1990's due to budgetary constraints. However, there have partially been reestablished with appropriations of \$1.75 million during FY 1999 and \$1.87 million during FY 2000 and \$1.0 million during FY 2001. The current backlog of unfunded storm water control project stands at over \$300 million.

A revised pro rata share program was adopted in 1999 which requires a one time payment from new development to pay for a portion of the costs of off-site improvements. This system more evenly and equitably spreads the cost of storm water control capital improvements to the total area benefiting from the improvements. However, the funding provided through pro rata share assessments alone only addresses a small portion of the County's Storm water control needs.

There are approximately 630 identified, but unfunded Storm Water Control projects at this time. As mentioned, it will cost over \$300 million to implement this backlog of projects. These projects are prioritized into the following categories. Each of these categories appears as a separate line item in the Project Cost Summary Table with an overall estimate of future funding requirements.

Category 1 –

Projects that are mandated by state or federal regulations for immediate implementation, and projects that address critical/emergency dam safety issues.

Category 2 –

Projects that alleviate structures from damage by flood water or by being undermined by severe erosion.

Category 3 –

Projects that achieve storm water quality improvement in specific conformance with the County's obligation under the Chesapeake Bay initiatives and/or the County's requirements under the Virginia Pollutant Discharge Elimination System Permit for storm sewer system discharges.

Category 4 –

Projects that alleviate severe streambank and channel erosion.

Category 5 –

Project that alleviate moderate and minor streambank and channel erosion.

Category 6 –

Projects that alleviate yard flooding.

Category 7 –

Projects that alleviate road flooding.

The storm water control policy contains a provision that allows flexibility to select projects for funding not based on priority order but based on opportunities for the County to save substantial funds during implementation. These situations arise when developers proffer to contribute to the storm water control program by providing funding, land rights, design, and/or construction for specific projects. In addition, the County participates in cost sharing with VDOT, developers, and other agencies for the joint implementation of storm water control projects. In limited situations, projects will be selected for partial County funding based on opportunities to participate with others who volunteer to contribute or participate by providing funding,

land, design, or construction for a particular project. As such, the Project Cost Summary Table reflects funding requirements in several categories, rather than focussing on the highest category projects only.

### **Streetlights**

The County Streetlight Program responds to the desires of citizens for additional community lighting in the interest of promoting the Crime Deterrence and Hazardous Intersection programs. New streetlights are installed at the County's expense based on citizens' requests and at the developer's expense in new developments. The costs of this program are primarily to fund the installation of streetlights.

### **Neighborhood Improvement Program**

Many neighborhoods in Fairfax County which were built before subdivision control ordinances were enacted in the early 1960's lack such public facilities as sidewalks, curbs, gutters and storm sewers. As a result, some of these neighborhoods have roads that are too narrow to accommodate today's traffic. They lack sidewalks for safe access to schools and shopping and they experience flooding in streets, yards and homes. These conditions contribute to the deterioration of neighborhoods and the decline of property values. In an effort to remedy this situation, the Board of Supervisors established the cooperative Community Improvement Program. As a means of implementing this program, Community Improvement Bond referenda most recently were approved in 1980, 1984, 1986, and 1989 and authorized \$76 million to fund program needs.

### **Walkways (Sidewalks and Trails)**

Two programs have provided a system of non-motorized transportation alternatives; the Sidewalk Program and the Trail Program. The Sidewalk Program has been directed toward the provision of safe walking conditions for the public school students of the County in cooperation with the School Board. The Trail Program was developed in recognition of the general lack of safe paths for non-motorized transportation. Trails are intended to serve the recreation and transportation needs of pedestrians, bicyclists, and equestrians.

## PROGRAM GOALS

The goals of the Neighborhood Improvement Program are:

- 1) To provide a system of drainage facilities that prevents or minimizes property damage, traffic disruption and stream degradation in an efficient, cost-effective and environmentally sound manner.
- 2) To provide a system of alternative transportation links between residential, educational and commercial activity center oriented to the non-motorized user.
- 3) To provide lighting of residential areas, County facilities and major thoroughfares.
- 4) To stabilize property values throughout the County and to prevent the deterioration of older, stable neighborhoods.

## RECENT PROGRAM ACTIVITY

Fairfax County has expended more than \$40 million for neighborhood improvements over the last five years. These expenditures have been from the General Fund, Developer Program share contributions and citizen approved bond referenda which indicates the broad support for this program.

## CURRENT PROGRAM SUMMARY

This program area contains 27 projects. The total request is \$354.803 million and the FY 2003 request is \$7.38 million.

The total number of projects consists of 12 storm water control projects, 5 surveys and roads projects, 6 neighborhood improvement projects and 4 walkways (sidewalk and trail) projects.

## PROJECT DESCRIPTIONS

### Storm Water Control

1. **Dam Inspections, Improvement and Repairs.** An annual appropriation to ensure ongoing integrity, stability and safety of the County owned and maintained dams. This project funds State mandated recertification inspections, improvements and completing necessary dam repairs. This is an continuing project.
2. **Emergency Watershed Improvements.** An annual appropriation to correct small scale emergency drainage and flooding problems that occur throughout the fiscal year. This is a continuing project.
3. **Kingstowne Environmental Monitoring.** \$1,500,000 to meet Federal requirements pursuant to U.S. Army Corp of Engineers Permit No. 91-0247-15 for the South Van Dorn Street extension project.
4. **Virginia Pollutant Discharge Elimination System Municipal Separate Storm Sewer System (MS-4).** This is an on-going program to provide for the activities associated with the Virginia Pollutant Discharge Elimination System (VPDES) Municipal Separate Storm Sewer System (MS4) discharge permit, which is required as part of the Clean Water Act amendments of 1987, and mandates implementation of a water quality management program. The MS4 discharge permit is considered a renewal of the National Pollutant Discharge Elimination System (NPDES) permit, and will last for five years. In accordance with the permit renewal submission approved by the Board of Supervisors on July 23, 2001, activities will include water quality testing, watershed master planning, improvement programs, and development of the GIS-based storm sewer system inventory.

5. **Perennial Stream Mapping** - \$500,000 to map all perennial streams in Fairfax County, complete a new GIS stream data layer, develop new RPA maps and provide an amendment to the County's Chesapeake Bay Preservation Ordinance for the Board of Supervisors' approval. This project is in response to the Board of Supervisors' action to a resolution by the Environmental Quality Advisory Committee. The project will protect water quality and provide field data on the physical and biological conditions of the County's headwater streams that will be integrated into future watershed management plans.
6. **Storm Water Control Priority 1 Projects.** \$3,100,000 for 9 projects mandated by state or federal regulations for immediate implementation, and projects that address critical/emergency dam safety issues.
7. **Storm Water Control Priority 2 Projects.** \$13,700,000 for 51 projects which alleviate structures from damage by flood water or by being undermined by severe erosion.
8. **Storm Water Control Priority 3 Projects.** \$118,000,000 for 124 project that achieve storm water quality improvement in specific conformance with the County's obligations under the Chesapeake Bay initiatives and /or the County's requirements under the Virginia Pollutant Discharge Elimination System Permit for storm sewer system discharges.
9. **Storm Water Control Priority 4 Projects.** \$78,200,000 for 223 projects which alleviate severe streambank and channel erosion.
10. **Storm Water Control Priority 5 Projects.** \$14,700,000 for 39 projects which alleviate moderate and minor streambank and channel erosion.
11. **Storm Water Control Priority 6 Projects.** \$4,100,000 for 24 projects that alleviate yard flooding.
12. **Storm Water Control priority 7 Projects.** \$71,100,000 for 160 projects that alleviate road flooding.

## **Surveys and Roads**

13. **Developer Defaults.** This is a continuing project for the purpose of completing private development projects on which developers have defaulted.
14. **Board of Road Viewer and Road Maintenance Projects.** This is a continuing program for the maintenance and improvement of roads until acceptance into the State Secondary Road System.
15. **VDOT Participation Projects.** This is a continuing program for certain VDOT construction projects for which the County agrees to participate in the cost in accordance with VDOT policy and guidelines.
16. **Citizen's Petition Streetlights Program.** This is a program for the installation of streetlights in established neighborhoods via a citizen petition process. The County assumes the subsequent payments to the electric utility company for the operation and maintenance costs.
17. **Secondary Monumentation.** This is a continuing project to support the maintenance and establishment of control points for the GIS system. Monumentation is placed on the ground for the use of both the private and public sector for surveying and mapping control.

## **Neighborhood Improvement Program**

18. **Brookland/Bush Hill Phase II.** \$2,260,000 for street improvements to include storm sewer enhancement and curb and gutter for the following streets:
  - Pratt Ct
  - Saratoga St
  - Ambler St
  - Springman St
  - Pratt St
  - Piedmont Dr

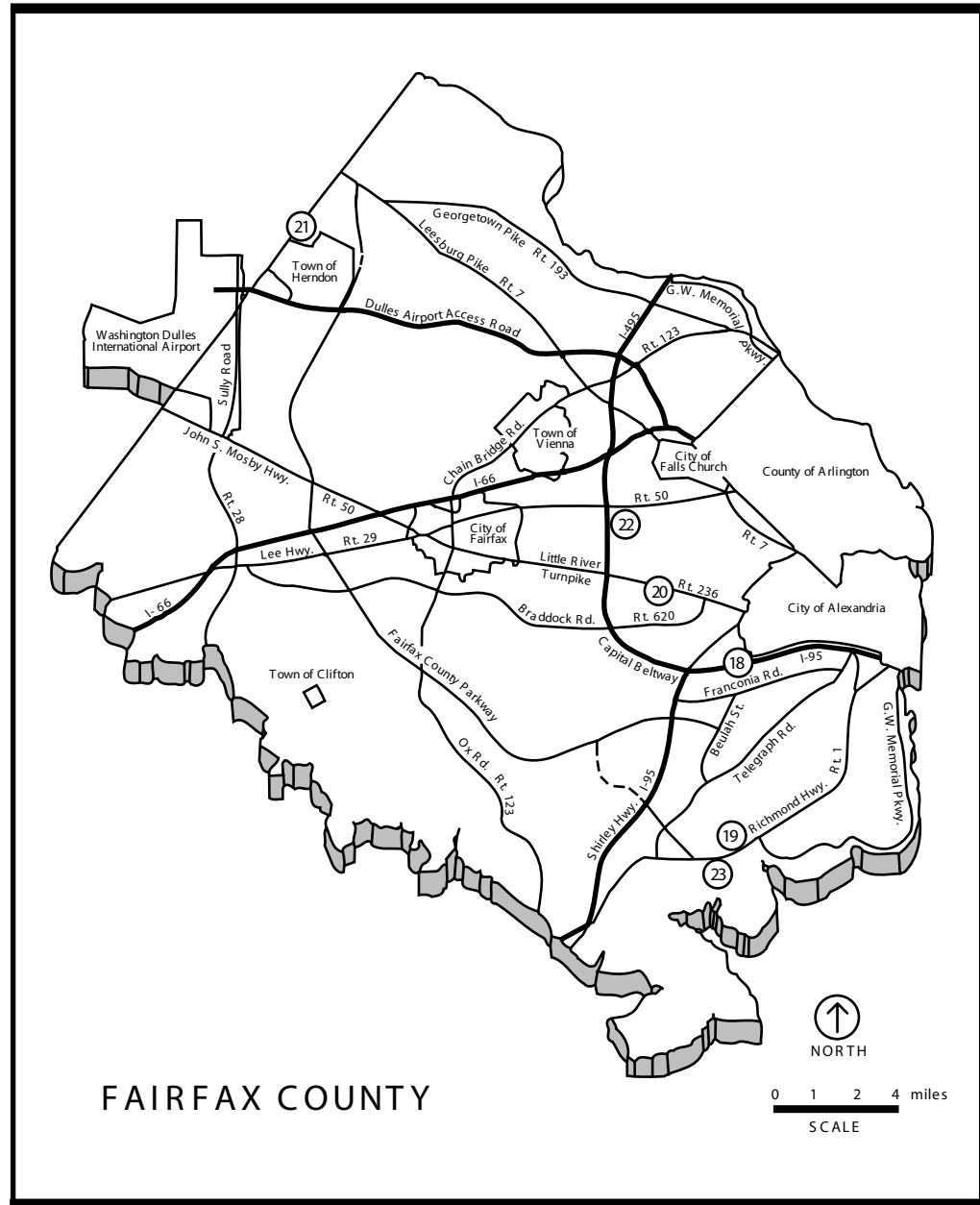
19. **Mount Vernon Manor.** \$3,540,000 for street and drainage improvements to the following streets.
  - Lea Ln
  - McNair Dr
  - Oak Leaf Dr
20. **Fairdale.** \$1,890,000 for street and drainage improvements to the following streets.
  - Pine Dr
  - Sipes Ln
21. **Ballou.** \$960,000 for street and drainage improvements to the following streets.
  - Station St
  - First Pl
  - Ballou St
22. **Holmes Run Valley.** \$4,650,000 for street and drainage improvements to the following streets. Only \$50,000 for planning funds are authorized at this time.
  - Beechtree Ln
  - Rose Ln
  - Slade Run Dr
  - Valley Brook Dr
  - Skyview Terr
23. **Mount Vernon Hills.** \$3,050,000 for street and drainage improvements to the following streets. Only \$50,000 for planning funds are authorized at this time.
  - Maryland St
  - Sexton St
  - Vernon Ave
  - Woodward Ave
  - Braddock Ave
  - Curtis Ave
26. **VDOT Sidewalk Repairs/Replacement.** This program supports Virginia Department of Transportation (VDOT) participation projects for sidewalk repair and replacement. VDOT will conduct repair and replacement of County maintained sidewalks, where practical and will be reimbursed by the County, subject to an agreement approved by the Board of Supervisors. County costs should be minimized based on the ability to implement multiple VDOT sidewalk construction contracts. The County will administer those contracts outside VDOT purview. This is an ongoing project.
27. **Cross County Trail.** \$4,000,000 is the total project cost estimate which will be funded by a variety of sources. The proposed Cross County Trail is a route of 32 miles, of which 27 miles is existing trail and 5 miles will be developed. The trail will travel from Great Falls Park to Alban Road, passing through all nine Magisterial Districts.

#### **Walkways (Sidewalk and Trails Program)**

24. **Upgrades and Emergency Maintenance.** This is an on-going project which provides for trail maintenance and safety improvements throughout the County.
25. **Trails and Sidewalks.** This is an on-going project which provides for the installation of trails and sidewalks on a countywide basis as identified by the Non-Motorized Transportation Committee.

## Neighborhood Improvement

- 18. Brookland/Bush Hill
- 19. Mt. Vernon Manor
- 20. Fairdale
- 21. Ballou
- 22. Holmes Run Valley
- 23. Mount Vernon Hills



**PROJECT COST SUMMARIES  
NEIGHBORHOOD IMPROVEMENT  
(\$000's)**

PROJECT TITLE / NUMBER (FUNDING SOURCE) /1	TOTAL PROJECT COST	AUTHORIZED/ EXPENDED THRU FY 2002	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007	TOTAL FY2003-FY2007	TOTAL FY2008 - FY2012	ADDITIONAL FUNDING NEEDED
Storm Water Control										
1. Dam Inspections, Improvements & Repairs (G) / N00096	\$5,000	/2	<b>\$500</b>	\$500	\$500	\$500	\$500	\$2,500	\$2,500	continuing
2. Emergency Watershed Improvement / A00002 (G)	950	/2	<b>95</b>	95	95	95	95	475	475	continuing
3. Kingstowne Environmental Monitoring / L00034 (G)	1,500	/2	<b>150</b>	150	150	150	150	750	750	continuing
4. MS-4 / Z00022 (G)	1,600	/2	<b>1,600</b>					1,600		
5. Perennial Stream Mapping / Z00021 (G)	75		<b>75</b>					75		
6. Storm Water Control Priority 1 Projects /3 (P,X)	3,100	/2		500	500	500	500	2,000	1,100	
7. Storm Water Control Priority 2 Projects /3 (P,X)	13,700	/2	2,000	1,250	1,250	1,250	1,250	7,000	5,600	1,100
8. Storm Water Control Priority 3 Projects /3 (P,X)	118,000	/2	500	2,000	2,000	2,000	2,000	8,500	9,000	100,500
9. Storm Water Control Priority 4 Projects /3 (P,X)	78,200	/2	300	500	500	500	500	2,300	3,000	72,900
10. Storm Water Control Priority 5 Projects /3 (P,X)	14,700	/2		50	50	50	50	200	300	14,200
11. Storm Water Control Priority 6 Projects /3 (P,X)	4,100									4,100
12. Storm Water Control Priority 7 Projects /3 (P,X)	71,100									71,100
<b>SUBTOTAL</b>	<b>\$312,025</b>		<b>\$5,220</b>	<b>\$5,045</b>	<b>\$5,045</b>	<b>\$5,045</b>	<b>\$5,045</b>	<b>\$25,400</b>	<b>\$22,725</b>	<b>\$263,900</b>

/1 G = General Fund, BO = General Obligation Bonds, P = Prorata Share Funds (previously collected), X = Other

/2 This is a continuing project. Prior expenditure is not shown.

/3 Storm drainage projects may be funded through stormwater utility fees (if adopted), future prorata share collections, other developer contributions or general fund.

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NEIGHBORHOOD IMPROVEMENT  
(\$000's)**

PROJECT TITLE / NUMBER (FUNDING SOURCE) /1	TOTAL PROJECT COST	AUTHORIZED/ EXPENDED THRU FY 2002	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007	TOTAL FY2003-FY2007	TOTAL FY2008 - FY2012	ADDITIONAL FUNDING NEEDED
Surveys and Roads 13., 14. & 15.										
Surveys and Roads /2 (G)	2,000	/3	<b>200</b>	200	200	200	200	1,000	1,000	continuing
16. Citizen's Petition Streetlight Program / Z00001 (G)	11,000	/3		1,000	1,500	1,500	1,500	5,500	5,500	continuing
17. Secondary Monumentation /U00005 (G)	558			62	62	62	62	248	\$310	
<b>SUBTOTAL</b>	<b>\$13,558</b>		<b>\$200</b>	<b>\$1,262</b>	<b>\$1,762</b>	<b>\$1,762</b>	<b>\$1,762</b>	<b>\$6,748</b>	<b>\$6,810</b>	
Neighborhood Improvement Program /4										
18. Brookland/Bush Hill Phase II / C00072 (BO)	2,256	2,190	<b>40</b>	<b>30</b>				70		
19. Mt Vern Mnr /C00091 /5 (BO)	3,535	2,950	<b>350</b>	<b>240</b>				590		
20. Fairdale / C00093 /5 (BO)	1,893	540	<b>1,000</b>	<b>350</b>				1,350		
21. Ballou / C00096 /5 (BO)	961	820	<b>140</b>					140		
22. Holmes Run C00097 /6 (BO)	4,650	20	<b>30</b>					30		4,600
23. Mt Vern Hills/ C00098 /6 (BO)	3,050	20	<b>30</b>					30		3,000
<b>SUBTOTAL</b>	<b>\$16,345</b>	<b>\$6,540</b>	<b>\$1,590</b>	<b>\$620</b>				<b>\$2,210</b>		<b>\$7,600</b>

/1 G = General Fund, BO = General Obligation Bonds, P = Prorata Share Funds (previously collected), X = Other

/2 Developer Defaults, Board of Road Viewer and Road Maintenance Projects, and VDOT Road Participation Projects

/3 Project is continuing and prior appropriation is not shown.

/4 Total project costs for NIP projects reflects estimated total bond cash flow and may require future bond referenda approvals before project can proceed.

/5 Funding is available within the program to complete construction of the project.

/6 Only the planning phase has been authorized for this project.

**Note: Numbers in italics represent funded amounts.**



**PROJECT COST SUMMARIES  
NEIGHBORHOOD IMPROVEMENT  
(\$000's)**

PROJECT TITLE / NUMBER (FUNDING SOURCE) /1	TOTAL PROJECT COST	AUTHORIZED/ EXPENDED THRU FY 2002	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007	TOTAL FY 2003-FY 2007	TOTAL FY 2008 - FY2012	ADDITIONAL FUNDING NEEDED
Walkways										
24. Upgrades and Emergency Maintenance /002200 (G)	\$1,875	/2	<b>\$75</b>	\$200	\$200	\$200	\$200	\$875	\$1,000	
25. Walkways /X00406 (G)	5,500	/2		1,000	1,000	1,000	1,000	4,000	1,500	
26. VDOT Sidewalk Repairs /00407 (G)	2,400	/2	<b>300</b>	300	300	300	300	1,500	900	
27. Cross County Trail /00408 (G,X)	3,100	/2		450	600	1,450	600	3,100		
<b>SUBTOTAL</b>	\$12,875	\$700	\$375	\$1,950	\$2,100	\$2,950	\$2,100	\$9,475	\$3,400	
<b>TOTAL</b>	\$354,803	\$7,240	\$7,385	\$8,877	\$8,907	\$9,757	\$8,907	\$43,833	\$32,935	\$271,500

/1 G = General Fund, BO = General Obligation Bonds, P = Prorata Share Funds (previously collected), S = State, X = Other

/2 Project is continuing and prior appropriation is not shown.

**Note: Numbers in italics represent funded amounts.**